

CITY OF ALBUQUERQUE



March 20, 2019

Benjamin M. Betzold, PE
Adams Engineering
8951 Cypress Waters Blvd. Suite 150,
Coppell TX 75109

Re: McDonalds
5324 Cypress 4th st NW, Albuquerque NM
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 09-28-2018 (F14D039)
Certification dated 03-12-2019

Dear Mr. Betzold,

Based upon the information provided in your submittal received 03-18-2019, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3675.

Sincerely,

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: McDonalds - 5324 4th St NW **Building Permit #:** BP-2018-26368 **Hydrology File #:** F14-D039

DRB#: N/A **EPC#:** N/A **Work Order#:** N/A

Legal Description: A tract of land lying and situated within Elena Gallegos Grant Projected Section 32, Township 11 North, Range 3 East N.M.P.M., Albuquerque, Bernalillo County, NM, comprising of Lot 40-A1 Linda Vista Addition No. 1, as the same is shown and designated on the plat thereof filed in the Office of the County Clerk of Bernalillo County on Aug. 20, 1999, in Map Book 99C, Page 236

City Address: 5324 4th Street NW, Albuquerque, NM

Applicant: Adams Engineering **Contact:** Ben Betzold

Address: 8951 Cypress Waters Blvd, Suite 150, Coppel, TX 75019

Phone#: 817.328.3204 **Fax#:** **E-mail:** bbetzold@adams-engineering.com

Other Contact: **Contact:**

Address:

Phone#: **Fax#:** **E-mail:**

TYPE OF DEVELOPMENT: PLAT (# of lots) RESIDENCE DRB SITE ADMIN SITE

IS THIS A RESUBMITTAL? Yes X No

DEPARTMENT X TRANSPORTATION HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- X ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G & D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- X TRAFFIC CIRCULATION LAYOUT (TCL)
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- X CERTIFICATE OF OCCUPANCY
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG. PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/ RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING/ PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOODPLAIN DEVELOPMENT PERMIT
- OTHER (SPECIFY)

DATE SUBMITTED: 3/12/2019 **By:** Ben Betzold

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED:

FEE PAID:



TRAFFIC CERTIFICATION

I, Benjamin M. Betzold, NM PE, of the firm of Adams Engineering (ADAMS), hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved Traffic Circulation Plan dated October 4, 2018 (Traffic Engineering signoff date). I further certify that I personally visited the project site on January 15, 2019 and determined by visual inspection that the survey data provided was representative of actual site conditions and was true and correct to the best of my knowledge and belief. This certification was submitted in support of a request for a certificate of occupancy.

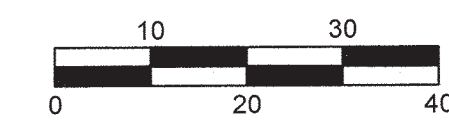
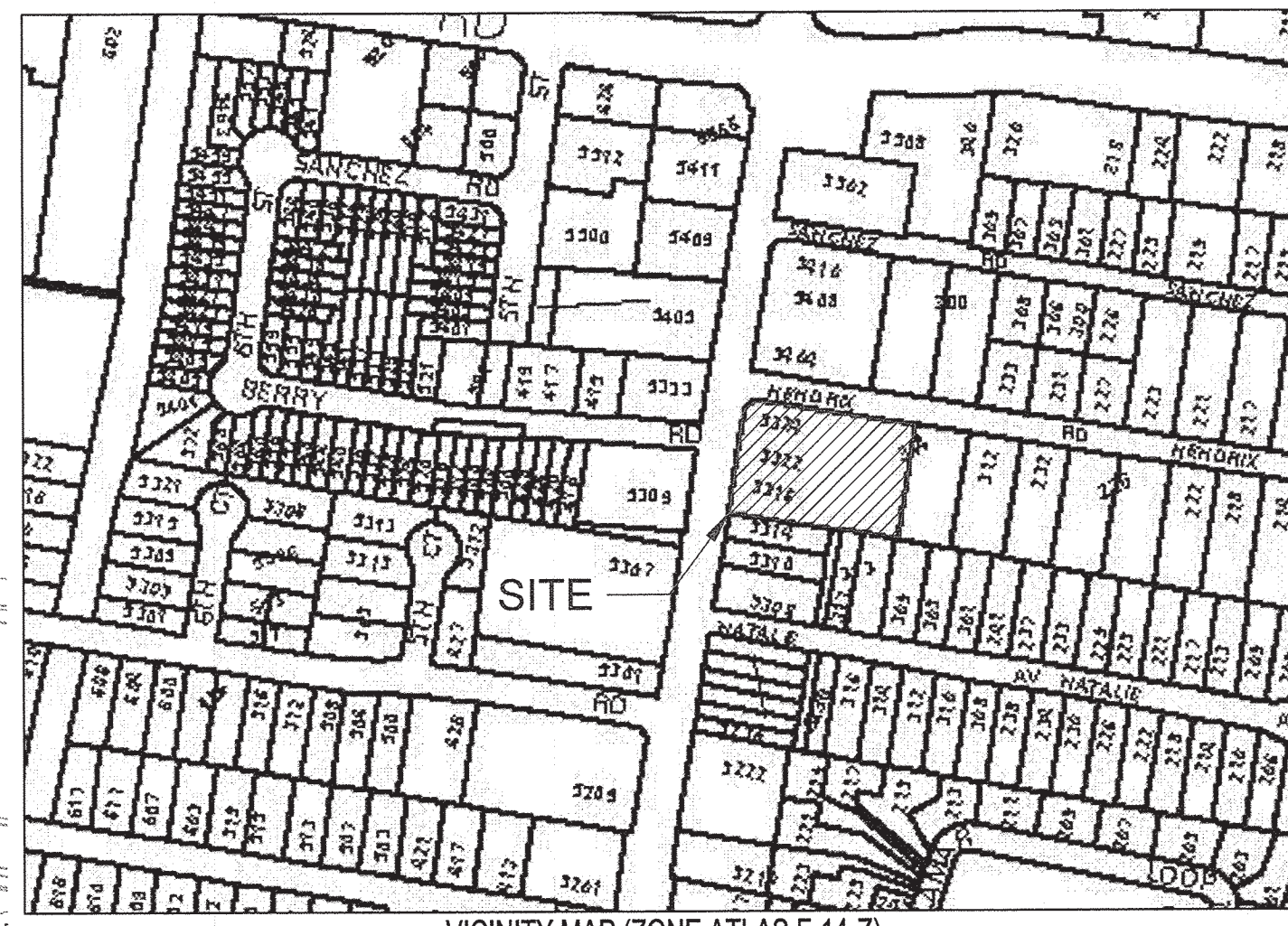
The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Adams | Engineering & Development Consultants

Benjamin M. Betzold, PE

March 12, 2019

Date



SCALE: 1" = 20'

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY
JURISDICTIONAL ENTITIES.





OWNER INFORMATION

MCDONALD'S USA, LLC
MOUNTAIN SOUTHWEST
FIELD EXECUTION TEAM
511 E. JOHN CARPENTER FRWY, STE. 375
IRVING, TX 75062
(214) 533-7382
CONTACT: LEE MORRIS

HERE WE GROW AGAIN SIGN

THE GENERAL CONTRACTOR SHALL DISPLAY A
"HERE WE GROW AGAIN" BANNER DURING
CONSTRUCTION. THESE BANNERS ARE AVAILABLE
THROUGH ALTRUA GLOBAL SOLUTIONS.
CONTACT: KRISTY FIALLO - PH#: 1-800-443-6939

PAVING LEGEND

- 
REINFORCED CONCRETE SIDEWALK. MINIMUM 4" THICK REINFORCED WITH #4 BARS @ 18" O.C.E.V. CONCRETE TO BE 4000 PSI 28-DAY STRENGTH
- 
SAWCUT LINE
- 
HEAVY DUTY REINFORCED CONCRETE @ DRIVING AREAS & DRIVE-THRU.
- 
ASPHALT PAVEMENT (RE: COA DWG. 2407)

KEY NOTE LEGEND

MARK	MARK DESCRIPTION
①	CONCRETE VERTICAL CURB @DRIVE-THRU (RE: C6.2 STANDARD DETAILS)
②	CURB AND GUTTER @NON DRIVE-THRU AREAS (RE: C6.2 STANDARD DETAILS)
③	TRANSITION CURB (RE: C6.3 STANDARD DETAILS)
④	REINFORCED CONCRETE SIDEWALK (RE: C6.3 STANDARD DETAILS)
⑤	H.C. ACCESS RAMP @1:12 MAX SLOPE (RE: C6.1 STANDARD DETAILS)
⑥	HANDICAP ACCESSIBLE ROUTE
⑦	HANDICAP ACCESSIBLE SIGN (POLE MOUNTED) (RE: C6.1 STANDARD DETAILS)
⑧	6" DRIVE-THRU STRIPING - COLOR : YELLOW
⑨	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
⑩	6" MERGE POINT - COLOR : YELLOW
⑪	4" PARKING STALL STRIPING - COLOR : WHITE (TYP)
⑫	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)
⑬	4" DOUBLE LANE DIVIDER STRIPING - COLOR : YELLOW (TYP)
⑭	"DO NOT ENTER" STRIPING - COLOR : WHITE
⑮	MOTORCYCLE PARKING SIGN (RE: C6.5 STANDARD DETAILS)
⑯	ALL PAVEMENT WITHIN THE CITY RIGHT OF WAY SHALL BE INSTALLED PER COA STANDARDS AND SPECIFICATIONS. (SEE MINI WORK ORDER FOR R.O.W. WORK)
⑰	"RIGHT TURN ONLY" STRIPING - COLOR : WHITE
⑱	MCDONALD'S OOSP SIGN (RE: C6.4 STANDARD DETAILS)
⑲	4" OOSP STRIPING - COLOR : YELLOW
⑳	HANDRAIL (RE: C6.1 STANDARD DETAILS)

**** NOTE TO CONTRACTOR - LOT RE-STRIPING ****

ALL AREAS, INCLUDING THOSE NOT AFFECTED BY ADA, DRIVE-THRU,
OR OTHER SITE IMPROVEMENTS, SHALL BE RE-STRIPED.

RECORD DRAWINGS

March 2019

These plans have been revised to reflect those changes, if any, that deviated from the City approved construction plans. All revisions are based on construction records furnished to ADAMS by the contractor of record. We are not aware of any other changes as ADAMS was not on-site through the construction duration. Neither the owner nor the engineer verified lines or grades after construction.

ENGINEER: Bashir Khan

#: 25109 DATE: 3/12/19

ALL WHEELCHAIR RAMPS LOCATED
WITHIN THE PUBLIC RIGHT OF WAY
MUST HAVE TRUNCATED DOMES.

TRAFFIC CIRCULATION LAYOUT
APPROVED

10/4/18

STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.

EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

ALL ACCESS AISLES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

RAMPS:

RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12' BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE).

LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS).

RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30" VERTICAL RISE.

RAMPS AND LANDING SHALL NOT EXCEED 1:48 (2% CROSS SLOPE)

SIDEWALKS AND ACCESSIBLE ROUTES:

SIDEWALKS MUST BE AT LEAST 36" WIDE WITH A CROSS SLOPE THAT SHALL NOT EXCEED 1:48 (2%).
LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%).

LEGEND

McDONALD'S DIGITAL MENU BOARD

McDONALD'S ORDER HERE CANOPY

McDONALD'S DIGITAL PRE-BROWSE BOARD

McDONALD'S DOUBLE GATEWAY

DETECTOR LOOP (LOCATION TO BE APPROVED BY
McDONALD'S) (RE: C6.0 STANDARD DETAILS)

"DRIVE-THRU" WITH "CIRCLE / ARROW" - COLOR :
YELLOW

"THANK YOU" AT END OF PATH - COLOR : YELLOW

"CIRCLE / ARROW" - COLOR : YELLOW

ARROW PATH DIRECTION - COLOR : WHITE

DOUBLE DRIVE-THRU "ARROW MARKING" - COLOR:
YELLOW (RE: C6.4 STANDARD DETAILS)

SITE INFORMATION

LAND AREA:	46,828 SF (1.075 AC)
CURRENT ZONING:	C-2 COMMUNITY COMMERCIAL
EXISTING USE:	DRIVE-THRU RESTAURANT
PROPOSED USE:	DRIVE-THRU RESTAURANT
BUILDING AREA (APPROXIMATE):	5,140 SF
BUILDING LOT COVERAGE:	5,140 SF/46,828 SF = 10.98%
PARKING REQUIRED:	1 SPACE PER 4 SEATS 85 SEATS/4 = 22 SPACES 2 MOTORCYCLE SPACES
PARKING PROVIDED:	46
MOTORCYCLE PARKING PROVIDED:	2
HANDICAP PARKING REQUIRED:	3
HANDICAP PARKING PROVIDED:	3
EXISTING IMPERVIOUS AREA:	38,050 SF
PROPOSED IMPERVIOUS AREA:	38,012 SF
PROPOSED LANDSCAPE PERCENTAGE:	18.83%